



DATE POSTED:
 Town Clerk Use Only
 2023 OCT 17 PM 1:39

MEETING NOTICE

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A §18-25 Act relative to extending COVID-19 measures adopted during the state of emergency

ZONING BOARD OF APPEALS

Name of Board or Committee

Address: Zoom Conference join via the web link or Dial in

Link: <https://us06web.zoom.us/j/87878347282?pwd=enlwRXd3V2xmdHE3cy92SkITU1BTUT09>

Meeting ID: 878 7834 7282

Passcode: 404568

Dial by your location

+1 646 558 8656 US (New York)

Tuesday	October	24	2023	7:30 PM
Day of Week	Month	Date	Year	Time

Agenda or Topics to be discussed listed below (That the chair reasonably anticipates will be discussed)

1. **New Business Topics: Hearings for Special Permit, or Variance, or Both**

7:30 PM 38 Orchard Street – Tyler Gill – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, frontage and side yard setback, located at in the Single Residence District. The new construction will exceed the 10% expansion limits for nonconforming buildings. **(Applicant has requested to continue hearing to January 23, 2024).**

7:30 PM 11 Kenneth Road – Jordan & Joshua Chmara – (continued from August 22, 2023 – no evidence taken) – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot width, frontage, front and side yard setback and exceeds the maximum height located in the Shoreline Single Residence District. The new construction will be within the front and side yard setback and exceeds the maximum height requirement and the 10% expansion limits for nonconforming buildings.

7:45 PM 160 Green Street – Faina Snitkovsky – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, frontage and front and side yard setbacks, located in the Single Residence District. The new construction will be within the front & side yard setback and exceed the 10% expansion limits for nonconforming buildings.

7:45 PM 15 Hereford Street – Dan and Caren McEachern – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, frontage and side yard setback and open area, located in the Single Residence District. The new construction will be within the front yard setback and further reduce the required open area.

8:00 PM 9 Stramski Way – Daryl R. Smith – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required front and rear yard setbacks, located in the Single Residence District. The new construction will exceed the 10% expansion limits for nonconforming buildings.

8:00 PM 1 Stacey Street – M/R Rockett Management Co., Inc. – construct an addition to an existing commercial building on a preexisting non-conforming property with less than the required lot width, rear yard setback, open area and parking located in the Unrestricted District. The new construction further reduces the required parking and exceeds the 10% expansion limits for nonconforming buildings.

8:15 PM 10 Coolidge Road – Daniel J. Riccio, Trustee – (continued from August 22, 2023 – no evidence taken) – vary the application of the present Zoning By-law and a previously issued board of appeals decision condition by allowing a new Special Permit to construct an addition to an existing deck and enclosure of the area beneath a deck on a single-family dwelling on a preexisting non-conforming property with less than the required lot width, side yard setback and exceeds the maximum height located in the Shoreline Single Residence District. The new construction will be located within the side yard setback.

8:15 PM 70 Nanepashemet Street – Slogood Properties LLC – construct a single-family dwelling to replace an existing single family dwelling on a preexisting non-conforming property with less than the required lot area located in the Expanded Single Residence District.

8:30 PM 20 Euclid Road – Kevin and Caroline Wotjas – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area and rear yard setbacks, located in the Single Residence District. The new construction will be within the rear yard setback and exceed the 10% expansion limits for nonconforming buildings.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Engineering Department

Date: October 17, 2023